

4045  
PREMIER DRIVE  
HIGH POINT, NC

OFFICE  
FOR  
LEASE



## PROPERTY HIGHLIGHTS

- Suite 204:  $\pm 3,000$  SF
- Suite 212:  $\pm 3,218$  SF
- Mixed use building located in the heart of Piedmont Centre Business Park
- Convenient to Hwy 68, Wendover Ave, Hwy 311 and Piedmont Triad International Airport
- Nearby amenities include restaurants, banks, hotels, specialty retail, multi-family, and single-family housing in surrounding area
- Monument and building signage available
- 31,000 VPD (2023) on NC Highway 68



**CALL FOR PRICING**

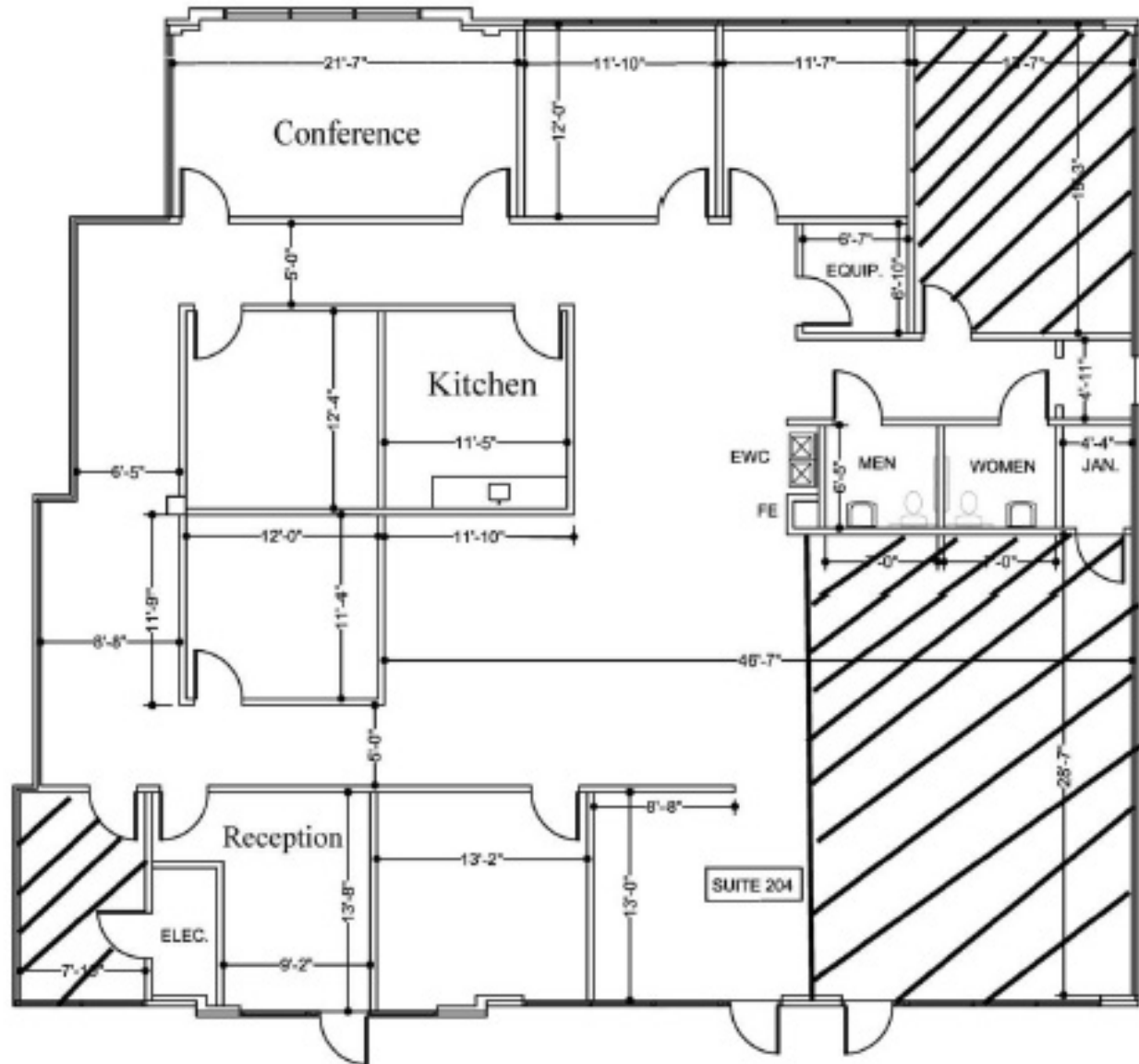
**NAI Piedmont Triad**  
Commercial Real Estate Services, World Wide

**NANCY COX**  
BROKER  
336.686.5388  
ncox@naipt.com

348 N. Elm Street • Greensboro, NC 27401 • naipt.com

# Suite 204

±3,000 SF



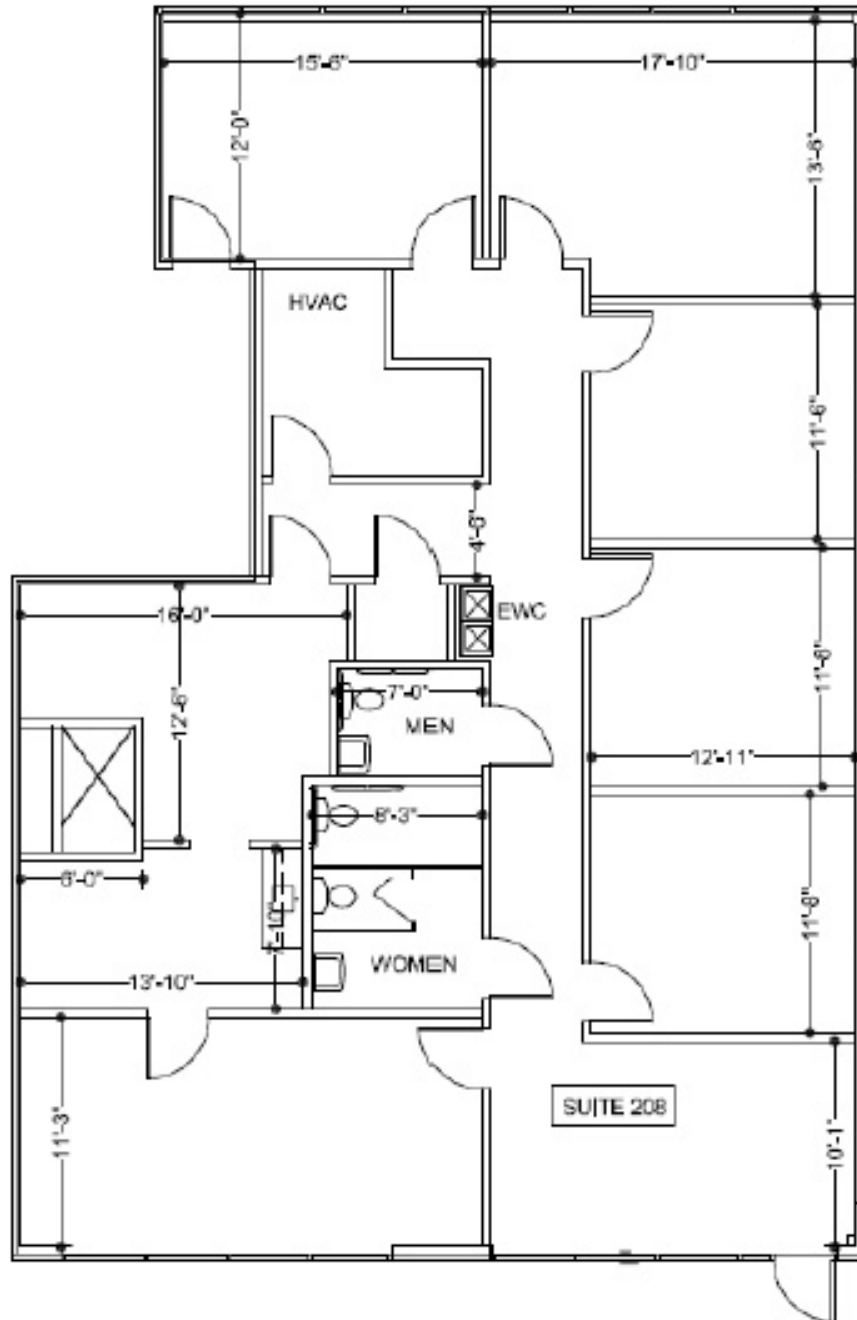
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## Suite 212

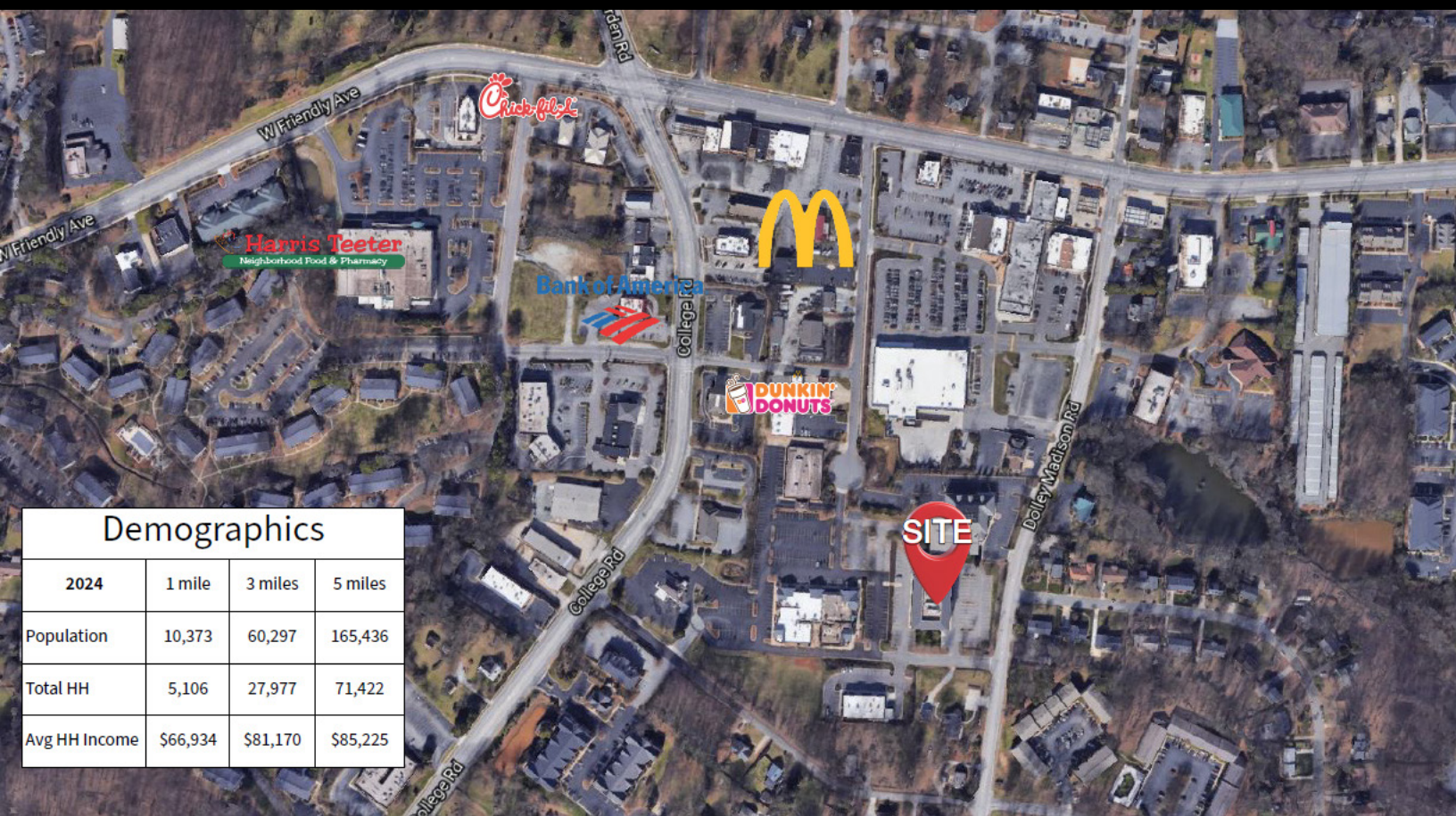
±2,240 SF



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## Demographics

| 2024          | 1 mile   | 3 miles  | 5 miles  |
|---------------|----------|----------|----------|
| Population    | 10,373   | 60,297   | 165,436  |
| Total HH      | 5,106    | 27,977   | 71,422   |
| Avg HH Income | \$66,934 | \$81,170 | \$85,225 |



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